

3 PRIMROSE STREET
NEWTOWN, CT 06470
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TOWN OF NEWTOWN
PLANNING & ZONING COMMISSION

Meeting Voting Record
REGULAR MEETING

Thursday, March 17, 2022 at 7:00 p.m.
Council Chambers, Newtown Municipal Center
3 Primrose Street, Newtown, CT 06470

Present: Dennis Bloom, Roy Meadows, Corrine Cox, Kersti Ferguson, Brian Leonardi, Gregory Rich

Absent: Connie Widmann, David Rosen

Staff: George Benson, Director of Planning, Helen Fahey, Clerk

Mr. Meadows called the meeting to order at 7:00pm

Public Hearings

Application 22.08 by Area Cooperative Educational Services (ACES), for a Text Amendment to the Zoning Regulations of the Town of Newtown, for a new Special Design District (SDD11), for a property located at 63 South Main Street, so as to permit an educational facility, including outdoor play areas, as described in documents submitted to the Land Use Agency February 14, 2022.

Mr. Bloom designated Mr. Leonardi to vote in place of Ms. Ferguson.

Ms. Cox moved to close the public hearing on Application 22.08. Mr. Meadows seconded. All were in favor and the public hearing was closed at 7:21pm.

Ms. Cox read the following into the record:

BE IT RESOLVED that Application 22.08 by Area Cooperative Educational Services (ACES), for a Text Amendment to the Zoning Regulations of the Town of Newtown, for a new Special Design District (SDD11), for a property located at 63 South Main Street, so as to permit an educational facility, including outdoor play areas, as described in documents submitted to the Land Use Agency February 14, 2022. IS HEREBY FOUND CONSISTENT WITH THE PLAN OF CONSERVATION AND DEVELOPMENT AND THE COMPREHENSIVE PLAN, AND SHALL BE APPROVED.

BE IT FURTHER RESOLVED that the approval shall become effective April 9, 2022.

Mr. Rich so moved. Mr. Meadows seconded.

The Commission voted as follows:

Dennis Bloom - AYE
Roy Meadows - AYE
Corrine Cox - AYE
Gregory Rich - AYE
Brian Leonardi - AYE

The motion to approve Application 22.08 carried unanimously.

(Continued) Application 22.01 by Area Cooperative Educational Services (ACES), for a Zone Change, for a property located at 63 South Main Street, so as to change the Zone from M-5 to Special Design District #11 (SMDD11) as detailed in documents submitted to the Land Use Agency February 14, 2022.

Mr. Bloom designated Mr. Leonardi to vote in place of Ms. Ferguson.

Ms. Cox moved to close the public hearing on Application 22.01. Mr. Meadows seconded. All were in favor and the public hearing was closed at 7:21pm.

Ms. Cox read the following into the record:

BE IT RESOLVED that Application 22.01 by Area Cooperative Educational Services (ACES), for a Zone Change, for a property located at 63 South Main Street, so as to change the Zone from M-5 to Special Design District #11 (SMDD11) as detailed in documents submitted to the Land Use Agency February 14, 2022. IS HEREBY FOUND CONSISTENT WITH THE PLAN OF CONSERVATION AND DEVELOPMENT AND THE COMPREHENSIVE PLAN, AND SHALL BE APPROVED.

BE IT FURTHER RESOLVED that the approval shall become effective April 9, 2022.

Mr. Meadows so moved. Mr. Leonardi seconded

The Commission voted as follows:

Dennis Bloom - AYE
Roy Meadows - AYE
Corrine Cox - AYE
Gregory Rich - AYE
Brian Leonardi – AYE

The motion to approve Application 22.01 carried unanimously.

(Continued) Application 22.02 by Robert Sherwood, for a Text Amendment to the Zoning Regulations of the Town of Newtown, for a new South Main Village Design District (SMVDD12) located at 35 South Main Street, so as to permit the construction of a residential building for apartments as described in documents submitted to the Land Use Agency dated received February 11, 2022 and revisions as received.

Ms. Rich moved to close the public hearing on Application 22.02. Mr. Meadows seconded. All were in favor and the public hearing was closed at 8:14pm.

Ms. Cox read the following into record:

BE IT RESOLVED that Application 22.02 by Robert Sherwood, for a Text Amendment to the Zoning Regulations of the Town of Newtown, for a new South Main Village Design District (SMVDD12) located at 35 South Main Street, so as to permit the construction of a residential building for apartments as described in documents submitted to the Land Use Agency dated received February 11, 2022 and revisions as received. IS HEREBY FOUND CONSISTENT WITH THE PLAN OF CONSERVATION AND DEVELOPMENT AND THE COMPREHENSIVE PLAN, AND SHALL BE APPROVED.

BE IT FURTHER RESOLVED that the approval shall become effective April 9, 2022.

Mr. Benson moved to add the condition of a 35ft height limit on the text amendment.

Mr. Meadows so moved. Mr. Rich seconded

The Commission voted as follows:

Dennis Bloom - AYE
Roy Meadows - AYE
Corrine Cox - AYE
Gregory Rich - AYE
Kersti Ferguson - AYE

The motion to approve Application 22.02 carried unanimously.

(Continued) Application 22.03 by Robert Sherwood, for a Zone Change, for a property located at 35 South Main Street, so as to change the Zone from R-1/2 to South Main Village Design District #12 (SMVDD12) as detailed in documents submitted to the Land Use Agency February 11, 2022 and revisions as received.

Ms. Rich moved to close the public hearing on Application 22.03. Mr. Meadows seconded. All were in favor and the public hearing was closed at 8:14pm.

Ms. Cox read the following into record:

BE IT RESOLVED that Application 22.03 by Robert Sherwood, for a Zone Change, for a property located at 35 South Main Street, so as to change the Zone from R-1/2 to South Main Village Design District #12 (SMVDD12) as detailed in documents submitted to the Land Use Agency February 11, 2022 and revisions as received. IS HEREBY FOUND CONSISTENT WITH THE PLAN OF CONSERVATION AND DEVELOPMENT AND THE COMPREHENSIVE PLAN, AND SHALL BE APPROVED.

BE IT FURTHER RESOLVED that the approval shall become effective April 9, 2022.

Mr. Rich so moved. Mr. Meadows seconded

The Commission voted as follows:

Dennis Bloom - AYE
Roy Meadows - AYE
Corrine Cox - AYE
Gregory Rich - AYE
Kersti Ferguson - AYE

The motion to approve Application 22.03 carried unanimously.

(Continued) Application 22.04 by Robert Sherwood, for a Site Development Plan, for a property located at 35 South Main Street, so as to permit apartments located within the South Main Village Design District, as demonstrated on a set of plans titled, “Town Walk Residences” dated February 8, 2022 and documents submitted to the Land Use Agency dated received February 11, 2022 and revisions as received.

Ms. Rich moved to close the public hearing on Application 22.04. Mr. Meadows seconded. All were in favor and the public hearing was closed at 8:14pm.

Ms. Cox read the following into record:

BE IT RESOLVED that Application 22.04 by Robert Sherwood, for a Site Development Plan, for a property located at 35 South Main Street, so as to permit apartments located within the South Main Village Design District, as demonstrated on a set of plans titled, “Town Walk Residences” dated February 8, 2022 and documents submitted to the Land Use Agency dated received February 11, 2022 and revisions as received. IS HEREBY FOUND CONSISTENT WITH THE PLAN OF CONSERVATION AND DEVELOPMENT AND THE COMPREHENSIVE PLAN, AND SHALL BE APPROVED.

BE IT FURTHER RESOLVED that the approval shall become effective April 9, 2022.

Mr. Meadows so moved. Mr. Rich seconded

Mr. Meadows moved to amend the approval with the condition that the emergency exit be used as a second driveway. The motion was not seconded.

The Commission voted on the initial motion as follows:

Dennis Bloom - AYE
Roy Meadows - AYE
Corrine Cox - AYE
Gregory Rich - AYE
Kersti Ferguson - AYE

The motion to approve Application 22.04 carried unanimously.

(Continued) Application 22.05 by Michael Burton, for a Special Exception, for a property located at 24 Glen Road, so as to permit a mixed used development within the Sandy Hook Design District, as described in documents submitted to the Land Use Agency dated received February 14, 2022 and revisions as received.

Mr. Rich moved to close the public hearing on Application 22.05. Mr. Meadows seconded. All were in favor and the public hearing was closed at 8:48pm.

Ms. Cox read the following into record:

BE IT RESOLVED that Application 22.05 by Michael Burton, for a Special Exception, for a property located at 24 Glen Road, so as to permit a mixed used development within the Sandy Hook Design District, as described in documents submitted to the Land Use Agency dated received February 14, 2022 and revisions as received. IS HEREBY FOUND CONSISTENT WITH THE PLAN OF CONSERVATION AND DEVELOPMENT AND THE COMPREHENSIVE PLAN, AND SHALL BE APPROVED WITH THE FOLLOWING CONDITIONS:

Sidewalk will be completed (appendix B) Sandy Hook Street improvement concurrently with the Town of Newtown streetscape extension to the property.

BE IT FURTHER RESOLVED that the approval shall become effective April 9, 2022.

Mr. Rich so moved. Mr. Meadows seconded

The Commission voted as follows:

Dennis Bloom - AYE
Roy Meadows - AYE
Corrine Cox - AYE
Gregory Rich - AYE
Kersti Ferguson - AYE

The motion to approve Application 22.05 carried unanimously.

Application 22.06 by Santo Silvestro, for a Subdivision located at 18 Platts Hill Road, as demonstrated on a set of plans titled “Overall Site Plan” dated 02/23/22, and supporting documents submitted to the Land Use Agency February 28, 2022 and revisions as received.

Mr. Meadows motioned to continue the public hearing to April 7, 2022. Mr. Rich seconded. All were in favor and Application 22.06 was continued to the next P&Z meeting on 4/7/22 at 7pm in the Council Chambers.

Approval of Minutes

Mr. Meadows moved to change the word “deeper” to “steeper” on page 2, paragraph 7. Mr. Rich seconded. All were in favor and the minutes from March 3, 2022 were approved as amended.

** Please note any amendments or corrections to these minutes will be reflected in the subsequent meeting's minutes when the minutes are approved by the Commission.**

Adjournment

Mr. Leonardi moved to adjourn. Ms. Ferguson seconded. All members were in favor and the meeting was adjourned at 9:06 p.m.

*Respectfully submitted,
Helen Fahey, Clerk*